



Beech Cottage, The Street, Compton, Surrey, GU3 1EG



Beech Cottage

THE STREET, COMPTON, GUILDFORD, SURREY GU3 1EG

Freehold

A wonderful opportunity to acquire a spacious Grade II listed property, thought be dating back to the 17th century.

Beech Cottage is beautifully presented four-bedroom home, situated in the popular Surrey village of Compton. The property has been sympathetically extended and improved by the current owners and now provides inviting accommodation arranged over two floors. This delightful country home is filled with stunning character features including exposed timbers, an inglenook fireplace and secondary glazed leaded windows. The restoration of the old granary further enhances this truly unique property.

To the ground floor, an oak framed extension floods light into the south-facing sun room and kitchen, allowing aspects over rolling countryside to the rear. The hand-crafted kitchen provides a super space for relaxed entertaining. To the centre of the house is a sitting room complete with fireplace. There is a further study/office space and well-equipped utility/boot room and WC.

The first floor boasts the same breadth of character features and comprises three bedrooms, served by a shower room and family bathroom, the third bedroom could be utilised as a dressing room, if so desired.

In addition, the carefully restored annexe provides additional accommodation, including a shower room, temperature-controlled wine storage, seating area and a first floor double bedroom.

- VILLAGE LOCATION
- FLEXIBLE LIVING AND BEDROOM ACCOMODATION
- HAND CRAFTED KITCHEN
- OPEN INGLENOOK FIREPLACE
- ANNEXE ACCOMMODATION
- GRADE II LISTED
- FINISHED TO A VERY HIGH STANDARD
- AN ARRAY OF CHARACTER FEATURES
- SOUTH FACING GARDEN AND TERRACE
- ADJOINING A NATURE RESERVE

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Local Authority: Guildford Borough Council - Council Tax Band: F
Services: Gas, water, electricity and mains drainage









GROUNDS AND GARDENS

The grounds and gardens of Beech Cottage are of particular note. The south-facing aspect of the rear garden enjoys sunshine throughout the day, whilst looking out onto the pretty rolling countryside vista. The gardens are well established with an array of shrubs and borders and predominantly laid to lawn with its own access to the immediately adjoining nature reserve – a truly tranquil spot. There is a raised terrace, ideal for alfresco dining. There is parking for two cars.





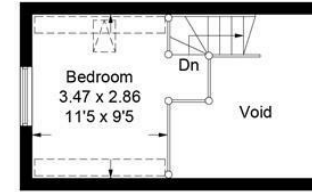
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C	65	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

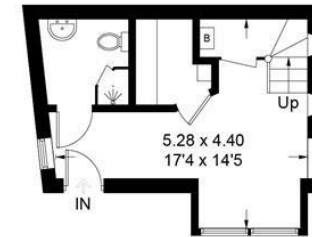
Approximate Gross Internal Area = 165.1 sq m / 1777 sq ft
(Excluding Void)

Annexe = 32.9 sq m / 354 sq ft
Total = 198 sq m / 2131 sq ft

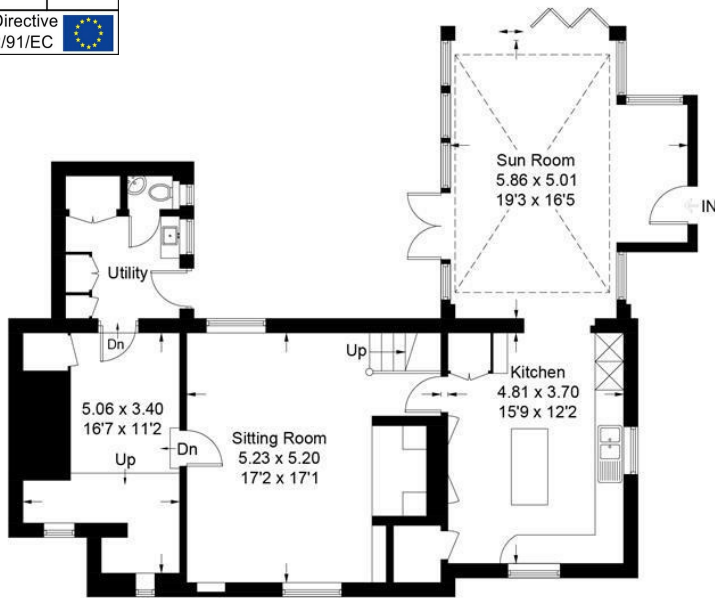
= Reduced headroom below 1.5m / 5'0



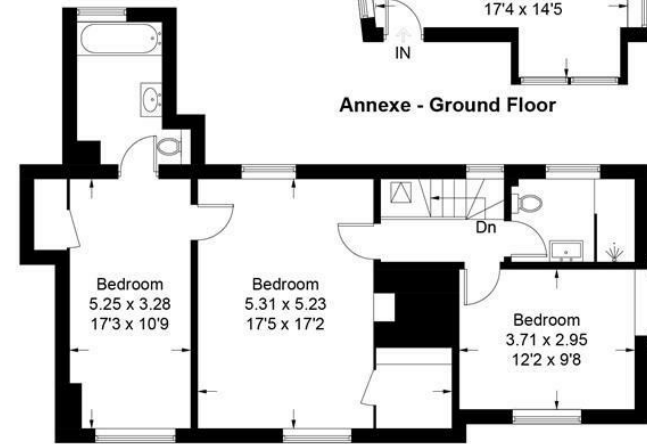
Annexe - First Floor



Annexe - Ground Floor



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID962925)
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AGENT'S NOTE

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings. If there is any point which you would like to have further clarification upon, please contact this office.

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